167.0	0002	0015.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,133,500 /	1,133,500
					USE VALUE:	1,133,500 /	1,133,500
					ASSESSED:	1,133,500 /	1,133,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
172	-174	PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHELTON FRANKLIN H JR ETAL
Owner 2:	TRS/ FRANKLIN H SHELTON JR TR
Owner 3:	MARJORIE K SHELTON TRUST
Street 1:	174 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHELTON FRANKLIN H JR -
Owner 2:	SHELTON MARJORIE K -
Street 1:	174 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .257 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3302 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	11200.000	630,400	400	502,700	1,133,500
Total Card	0.257	630,400	400	502,700	1,133,500
Total Parcel	0.257	630,400	400	502,700	1,133,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.28 | /Parcel: 343.28

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	110427
GIS Ref	
GIS Ref	
Insp Date	06/20/18

!12910!

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	630,400	400	11,200.	502,700	1,133,500		Year end	12/23/2021
2021	104	FV	601,700	400	11,200.	502,700	1,104,800		Year End Roll	12/10/2020
2020	104	FV	601,700	400	11,200.	502,700	1,104,800	1,104,800	Year End Roll	12/18/2019
2019	104	FV	462,200	400	11,200.	502,700	965,300	965,300	Year End Roll	1/3/2019
2018	104	FV	462,200	400	11,200.	445,300	907,900	907,900	Year End Roll	12/20/2017
2017	104	FV	433,600	400	11,200.	373,500	807,500	807,500	Year End Roll	1/3/2017
2016	104	FV	433,600	400	11,200.	373,500	807,500	807,500	Year End	1/4/2016
2015	104	FV	386,600	400	11,200.	323,200	710,200	710,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:47:05

LAST REV

Date	Time
10/30/20	08:36:13
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12910

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHELTON FRANKLI	71550-96	1	8/30/2018	Convenience	99	No	No		
BENSON JOHN/MAR	32793-9		5/2/2001	Family	1	No	No		
BENSON JOHN T/E	21342-420		8/8/1991		1	No	No		F

USER DEFINED

Prior Id # 1:	110427
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	892	Porch	30,000	C				
7/11/2017	777	Re-Roof	14,960	C				
12/1/1997	722	Manual	29,000					REROOF/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
6/20/2018	Inspected	BS	Barbara S
5/17/2018	MEAS&NOTICE	CC	Chris C
10/21/2008	Meas/Inspect	163	PATRIOT
2/22/2000	Inspected	276	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	163	PATRIOT
7/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11200		Sq. Ft.	Site		0	70.	0.64	8			Med. Tr	-5					502,740						502,700	

Total AC/HA:	0.25712	Total SF/SM:	11200	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	502,740	Spl Credit		Total:	502,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.96798909
Const Adj.:	0.99732524
Adj $ / SQ:	173.772
Other Features:	133500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	856581
Depreciation:	226137
Depreciated Total:	630443

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	1	HB	

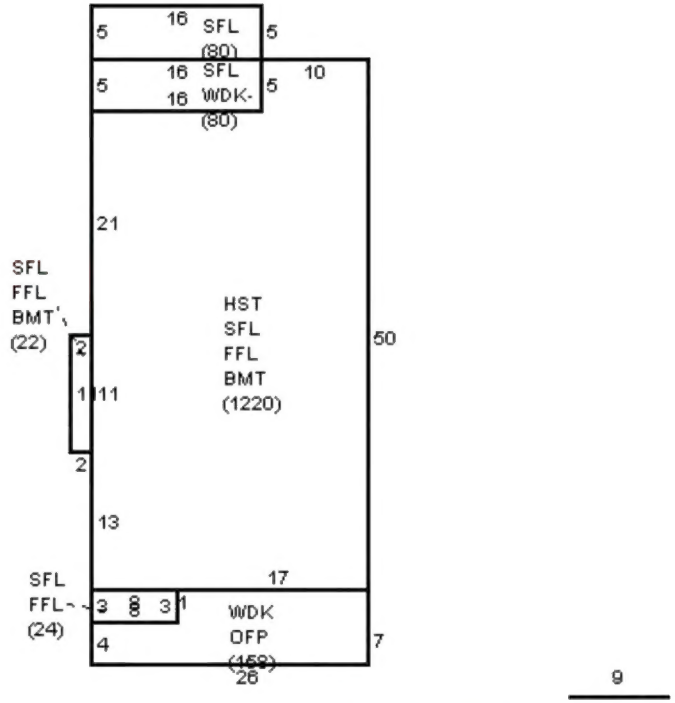
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2007
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	3	
Totals			
2	13	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	191.15
Special Features:	0	Val/Su Net:	127.61
Final Total:	630400	Val/Su SzAd	190.91

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,426	173.770	247,799
FFL	First Floor	1,266	173.770	219,995
BMT	Basement	1,242	52.130	64,747
HST	Half Story	610	173.770	106,001
WDK	Deck	238	10.170	2,422
OFP	Open Porch	158	26.870	4,246

	Net Sketched Area:	4,940		Total:	645,210
Size Ad	3302	Gross Area	5550	FinArea	3302

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

167.0-0002-0015.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
9	Pool A-R	D	Y	1	32	A	AV	1988	16.00	T	24.8	104			400			400
2	Frame Shed	D	Y	1	6X8	A	AV	2000	0.00	T	15.2	104						

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400

IMAGE

AssessPro Patriot Properties, Inc